

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/77 COGHLAN STREET NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10/77 COGHLAN STREET NIDDRIE VIC 3042	\$710,000	22-Jun-24
2/31 PRINCE STREET ESSENDON NORTH VIC 3041	\$725,000	26-Mar-24
2/86 MILLEARA ROAD KEILOR EAST VIC 3033	\$760,000	14-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 August 2024



**10/77 COGHLAN STREET NIDDRIE
VIC 3042**

 3  2  2

Sold Price

^{RS}

\$710,000

Sold Date

22-Jun-24

Distance

0.01km



**2/31 PRINCE STREET ESSENDON
NORTH VIC 3041**

 3  1  1

Sold Price

\$725,000

Sold Date

26-Mar-24

Distance

1.5km



**2/86 MILLEARA ROAD KEILOR
EAST VIC 3033**

 3  2  2

Sold Price

\$760,000

Sold Date

14-Mar-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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